

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 19: B-8/BUSINESS DISTRICT

- 19.00 B-8/Business District.
- 19.01 Permitted Uses.
- 19.02 Special Uses & Special Exceptions.
- 19.03 Accessory Buildings and Uses.
- 19.04 Height and Area Requirements.
- 19.05 Parking and Loading Berth Requirements.
- 19.06 Landscaping Requirements.
- 19.07 Lighting.
- 19.08 Signs.
- 19.09 Emergency Access.

19.00 B-8/Business District.¹

19.00.01 Purpose and Intent.

The purpose of this district is to provide for a variety of commercial and office uses to be developed in a shopping center type environment which may include one or more unified shopping centers and/or one or more commercial and office buildings.

19.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the B-8 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-8 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

- 19.00.03 Tract Requirements. The district shall be established in areas where all utilities (public water supply, sanitary sewers and storm sewers) are available or are to be provided to the entire development. All streets and roads located in the B-8 District, whether dedicated or undedicated, shall be built according to existing Carmel standards including provision of appropriate right-of-way on undedicated streets and roads, except for traffic patterns which are merely painted on a parking lot surface. The requirements of this *Section 19.00.02*

¹ *Section 19.00* amended per *Ordinance No. Z-365-01; Z-369-02, §ag-ah; Z-453-04, §az-ba.*

notwithstanding, the streets and roads constructed and in use as of December 1, 1982, are not subject to the provisions of *Section 19.00.02*.

19.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

19.01 Permitted Uses.²

See *Appendix A: Schedule of Uses.*

19.01.01 Minimum Area Requirements: None.

19.01.02 Other Requirements:

<u>Use</u>	<u>Other Requirements:</u>
Dry cleaning establishment	Units with a maximum rated capacity of 80 lbs. using non-explosive and non-flammable liquids
Photo pick-up station (drive-through type)	Drive through lane space: four (4) cars per window

19.02 Special Uses & Special Exceptions.³

- A. See *Appendix A: Schedule of Uses.*
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

19.02.01 Minimum Area Requirements: None.

19.02.02 Other Requirements: Same as B-4 District regulations of *Section 15.02.02*.

19.03 Accessory Buildings and Uses.⁴ See also *Section 25.01*.

Accessory Buildings and Uses customarily and purely incidental to the uses allowed in this district are permitted contingent upon Commission approval (see *Section 19.00.03*) and under the following conditions:

- 1. provided that the building materials and color are compatible with those of the Principal Building.

19.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

19.04.01 Maximum Height: Fifty (50) feet.

² *Section 19.01* amended per *Ordinance No. Z-415-03, §ap.*

³ *Section 19.02* amended per *Ordinance No. Z-365-01; Z-415-03, §aq; Z-453-04, §bb.*

⁴ *Section 19.03* amended per *Ordinance No. Z-369-02, §ai; Z-453-04, §bc.*

19.04.02 Minimum Front Yard: Twenty-five (25) feet.

19.04.03 Minimum Side Yard: Ten (10) feet.

19.04.04 Minimum Rear Yard: Ten (10) feet.

19.05 Parking and Loading Berth Requirements.⁵ (See *Chapter 27: Additional Parking & Loading Requirements* for additional requirements.)

19.05.01 The parking requirements of *Chapter 27: Additional Parking & Loading Regulations* notwithstanding, if the structure is located in an area where common parking is available to the users of the facility, then parking can be reduced by the amount of common parking spaces which can reasonably be allocated to the facility. A Parking Plan showing roadways, entrances, exits and common area parking in relation to all structures shall be filed and approved by the Commission.

19.05.02 The loading requirements of *Chapter 27: Additional Parking & Loading Regulations* notwithstanding, loading berths and trash collection areas shall be permitted per the demand of the business establishments and shall be identified on the Site Plan. A Loading Plan shall be filed and approved by the Commission. Trash collection areas shall be properly screened and enclosed.

19.06 Landscaping Requirements.⁶

Where a lot or parcel of ground used for business purposes in the B-8 District abuts, or adjoins across a street (adjoining across a limited access highway is excluded), a parcel zoned or used for residential purposes, a greenbelt or lawn area with a minimum width of thirty (30) feet shall be provided along the abutting or adjoining property line. A planting screen, consisting of suitable shrubbery, shall be planted at the time of construction of, or conversion to, a business activity and shall be maintained in order to provide effective screening at all times during the year. The shrubbery may be planted informally or in rows and shall screen parking areas, outside storage areas, loading berths, trash and refuse containers and so forth from abutting and adjoining residential properties. Vision clearance on corner lots and at the intersections of streets and driveways shall be observed and maintained. No accessory buildings or uses may be erected or pursued within the required greenbelt or lawn area with the exception of sidewalks, decorative or protective items, other landscaping items and signage as permitted by the Sign Ordinance. Additional landscaping (such as street trees) may be required by the ~~Plan~~ Commission in order to maintain area-wide uniformity. A Landscape Plan shall be submitted concurrent with the Site Plan.

19.07 Lighting.

All lighting standards within the development shall be of uniform design and materials. Parking lot and street lights shall also be of uniform height. All lights shall be of a “down lighting” type with the light element completely shielded on all sides and top. A Lighting Plan shall be submitted concurrent with the Site Plan.

⁵ Section 19.05 amended per Ordinance No. Z-453-04, §bd.

⁶ Section 19.06 amended per Ordinance No. Z-453-04, §be.

19.08 Signs.⁷

All signs shall conform to the Sign Ordinance. Signs for each proposed use shall be uniform in character as to color and architectural design as approved by the Commission. A Sign Plan shall be submitted concurrent with the Site Plan.

19.09 Emergency Access.⁸

Adequate emergency access space shall be provided to the side and rear of all Principal Buildings located within the district. All emergency access areas and facilities shall be shown on the Site Plan and reviewed by the Carmel Chief of Police and Carmel Fire Chief.

⁷ Section 19.08 amended per Ordinance No. Z-453-04, §bf.

⁸ Section 19.09 amended per Ordinance No. Z-453-04, §bg.

**CHAPTER 19: B-8/BUSINESS DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	19.00.03; 19.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	19.00.02; 19.00.03; 19.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	19.01; 19.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	19.00.02; 19.00.99; 19.02; 19.03; 19.05; 19.06; 19.08; 19.09 Summer 2004 v1